

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 4

Property ID: R41785

Property Information

property address: 1010 S TEXAS AVE
legal description: SMYTHE #1, BLOCK F (PT OF) & .21 ACS, ACRES 2.24
owner name/address: WILL PROPERTIES INC
PO BOX 578
KILLEEN, TX 76540-0578
full business name: C + J BARBECUE / CLUB STATUS BINGO
land use category: COMM. RET type of business: RESTAURANT / BINGO PARLOR
current zoning: SC-B occupancy status: OCCUPIED
lot area (square feet): 97574 frontage along Texas Avenue (feet): 389
lot depth (feet): 277 (@ MIDPOINT) sq. footage of building: 32479
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 22 FT. # of stories: 1
type of buildings (specify): METAL-STEEL FRAME; WOOD & BRICK EXTERIOR FINISHING
building/site condition: 4- MAINTAINED STRUCTURE

buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) _____

approximate construction date: _____ accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☒ yes ☐ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☐ in-use
of signs: 1 type/material of sign: BILLBOARD / METAL BASE
overall condition (specify): NEEDS MAINT. / RUSTING
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 172
lot type: ☒ asphalt ☐ concrete ☐ other _____
space sizes: ~ 17x8 sufficient off-street parking for existing land use: ☒ yes ☐ no
overall condition: STARTING TO DEGRADATE (CRACKS)
end islands or bay dividers: ☒ yes ☐ no landscaped islands: ☒ yes ☐ no

Curb Cuts on Texas Avenue

how many: _____ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no

if yes, which ones: NORTHERN MOST NEXT TO O'REILLY'S

meet adjacent separation requirements: ☐ yes ☐ no

meet opposite separation requirements: ☐ yes ☐ no

Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no

comments: SPACES FRONTING TX. HAVE NO LANDSCAPING, BUT

LOT DOES

Outside Storage

☐ yes ☒ no (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☐ no N/A

Other Comments:

* MAKE SHIRT PARKING SPACES ALONG PARK; NO LINES

* FOR SALE SIGN ON PROPERTY

